

192 Robin Boyd Crescent, Taylor, ACT 2913

House For Sale

Friday, 3 May 2024



192 Robin Boyd Crescent, Taylor, ACT 2913

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 426 m2

Type: House



Gurjant Singh



Shray Khanna
0499225501

By Negotiation

New Door Properties proudly presents 192 Robin Boyd Crescent Taylor as a truly stunning example of modern fittings crafted to the highest of standards, this spectacular home was built in 2022 and is ready for you to simply move in, unpack and enjoy. Anyone who appreciates fine attention to detail will adore this remarkable residence which has been expertly designed to reflect the need for privacy and relaxation for every member of the family. Set on a generous 426m² parcel of land in one of Gungahlin's most desired suburbs. As you enter this home you are instantly embraced by open plan living and modern fixtures. The home encompasses 4 spacious bedrooms, two master bedrooms with an ensuite. One with walk-in-robe and other one with built in robe. Other 2 bedrooms with built-in robes. The custom-designed kitchen is fully equipped with stainless steel appliances and walk in pantry making it ideal to cook for your family and friends. The living hub is designed for a growing family and connects seamlessly with sliding doors to an outdoor entertaining alfresco and low maintenance landscaped making this home the ultimate entertainer's delight. Extra features include 2.7m high ceilings and quality fittings throughout, ducted heating and cooling, solar connected with 13.5Kw and a spacious 2-car garage. All of this is set just minutes from local schools, childcare centres, picture-perfect parks, and nature strips. **The opportunity to purchase the property under land-rent lease is available as well as the opportunity to purchase both the house and land on a regular crown lease. House Only: Offers \$649,000+Land: \$494,000 the current unimproved land value (UV)**What is Land Rent ?The land is currently on the ACT government's "Land Rent Scheme" with an Unimproved Value (UV) . Eligible owners purchase the house and pay a land rent fee of 2% or 4% of the AUV for the land each year whilst owning the house upon the land and may convert to a standard crown lease at any time. Buyers are at liberty to buy the block outright or to keep it under the Land Rent Scheme if they choose to do so and qualify for it. Buyers should make their own enquiries with the ACT revenue office as to their qualification for the Land Rent Scheme if they would like to continue to keep this home's land on the Land Rent Scheme. Land Rent

Information:<https://www.revenue.act.gov.au/home-buyer-assistance/land-rent-scheme> Don't miss out on the opportunity to call to know more @ Shray Khanna 0499 225 501 or Gurjant Singh 0497 000 007 Property Features: 4 bed | 3 bath | 2 car garage - 426 m2 block • Single-storey 4 bedroom house • Two master bedrooms • One master bedroom with walk-in robe & ensuite • Other master bedroom with built in robe & ensuite • 2 additional bedrooms with built-in robe serviced with main bathroom • Main bathroom with Floor-to-ceiling tiling with wall hung vanity and bathtub • 2.7m height ceiling height through the house • Timber flooring in all bedrooms • Tiled flooring in living and family • Modern kitchen with 60mm on island bench with waterfall feature • Quality Bosch kitchen appliances • Walk in Pantry • 900mm gas cooktop • 900mm ducted range hood • 900mm electric oven • 600mm dishwasher • Generous size laundry with storage, and external access with tiles floor • Tiled alfresco with kitchen • Low maintenance backyard • Continues gas hot water system • Ducted reverse cycle heating & cooling with 3 zones • Remotely operated double-car garage • Led Lighting throughout the house • Double glazed windows • Solar with 13.0kw • 6 Security Camera Property Details: • House - 188.91 m2 (approx.) • Garage - 38.42 m2 (approx.) • Alfresco - 16.43 m2 (approx.) • Block size - 426.00 m2 (approx.) • EER - 6.0 Stars • Year of build - 2022 Disclaimer: New Door Properties and the vendor cannot warrant the accuracy of the information provided and will not accept any liability for loss or damage for any errors or misstatements in the information. Some images may be digitally styled/furnished for illustration purposes. Images and floor plans should be treated as a guide only. Purchasers should rely on their independent inquiries or contact the agent for more information.